

**HACIENDA CARMEL COMMUNITY ASSOCIATION
BOARD OF DIRECTOR'S MEETING AGENDA
1000 HACIENDA CARMEL, CARMEL CA 93923
THURSDAY – AUGUST 27, 2026**

8:30 AM - EXECUTIVE SESSION (DURR ROOM)

- I. Call to Order
- II. Member Discipline
- III. Legal Matters & Litigation
- IV. Personnel Matters
- V. Third Party Contracts
- VI. Delinquencies
- VII. Adjournment

10:30 AM - OPEN SESSION BOARD MEETING (CASA FIESTA)

- I. Call to Order
- II. Agenda Additions or Modifications
- III. Member Comment Period (Homeowner Forum #1)
Comments pertaining to this agenda only. Speakers are asked to limit their comments to not more than three (3) minutes.
- IV. Consent Calendar
 - A. Open Session Board Minutes – July 21, 2026
 - B. Special Open Session Board Minutes – August 7, 2026
 - C. Architectural Committee Minutes – August
 - D. Events & Entertainment Committee Minutes – August
 - E. Finance Committee Minutes - August
 - F. Investment Committee Minutes – July
 - G. Ratification of Occupancy Applications
 - H. Expense Ratification – Premo Roofing Change Order
 - I. July 2026 Financial Statements
 - J. Ratification of Committee Member Appointments
- V. Board and Management Reports
 - A. President's Report - Sara Harnish, President
 - 1. Executive Session Disclosure
 - 2. Board Action Items
 - 3. Member Correspondence
 - 4. Additional Information Items
 - B. Treasurer's Report - Holly Carlin, Treasurer
 - 1. Review of Reserve Fund Expenditures - June 2026
 - 2. Financial Statement Report - June 2026
 - 3. Additional Information Items

- C. Management Reports – Catherine Robinette and Christine Hulka
 - 1. Projects and Work in Progress
 - 2. Additional Information Items
- VI. Committee Reports and Recommendations
 - A. Architectural Review Committee Report
Karen Jefferies, Chair
 - B. Events & Entertainment Committee Report
Flossie Stowell and Michael Zarefsky, Co-Chairs
 - C. Finance Committee Report
Fran Baca, Chair
 - D. Facilities & Infrastructure Committee
Sam Parsons, Chair
 - E. Water Rights (Ad Hoc)
Bill Quinn
- VII. Unfinished Business
 - A. Ground Rule 13 – Mail, Package Delivery & Resident Cubby Communications
- VIII. New Business
 - A. Crosswalk / Red Curb Safety
 - B. Landscape Plan Implementation
 - C. Time Sensitive Tree Removals
 - D. Riparian Rights
 - E. Member Communication, Context & Engagement
 - F. Common Area Room Use / Fees
 - G. Front Desk Camera – Member Update
 - H. Dog Park Shade Structure
 - I. Board Meeting Schedule 2026-2027
- IX. Member Comment Period (Homeowner Forum #2)

Open comment period for Members of the Association on any Association related topic. Speakers are asked to limit their comments to not more than three (3) minutes.
- X. Next Open Session Meeting Date – September 24, 2026
- XI. Adjournment

BOARD MEETING PROTOCOL & RULES OF CONDUCT

- *No audio or video recording of this meeting is allowed.*
- *As provided in the “Open Meeting Act” members may observe the meeting but do not have the right to participate in the Board’s deliberations or votes.*
- *Members may address issues during the Member Comment portion of the meeting.*
- *Attendees may not engage in obscene gestures, shouting, profanity or other disruptive behavior. Attendees who become disruptive may be expelled from the meeting and be subject to a monetary fine in accordance with the governing documents of the Hacienda Carmel Community Association.*